

EXHIBIT P





To: Cody Vichinsky[cody@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Mon 9/19/2016 11:54:44 PM (UTC)
Subject: Re: Cheddddahh

I'm going to give you a serious heads up about him. He is 100% Bipolar. I'm not exaggerating he is insane and completely irrational. Are you sure you want to deal with that? If the answer is yes I will work on setting up a meeting in your office.

Sent from my iPhone

On Sep 19, 2016, at 7:51 PM, Cody Vichinsky <cody@bespokerealestate.com> wrote:

100%

All the best,
Cody Vichinsky
Co-Founder: Bespoke Real Estate
1.631.926.3948 (C)
1.631.873.4752 (D)
1.631.500.9030 (O)
Cody@bespokerealestate.com
Bespokerealestate.com

On Sep 19, 2016, at 7:51 PM, Jarret Willis <jarret@bespokerealestate.com> wrote:

Do you want me to get you guys that listing?

Sent from my iPhone

On Sep 19, 2016, at 7:48 PM, Cody Vichinsky <cody@bespokerealestate.com> wrote:

You know Stuart's house is currently on the market for \$75m.

Can you get us the listing?

All the best,
Cody Vichinsky
Co-Founder: Bespoke Real Estate
1.631.926.3948 (C)
1.631.873.4752 (D)
1.631.500.9030 (O)
Cody@bespokerealestate.com
Bespokerealestate.com

On Sep 19, 2016, at 7:45 PM, Jarret Willis <jarret@bespokerealestate.com> wrote:

So I just had a little birdie tell me that Carol Rahr and Stuart Rahr are getting back together and he sold his house after their divorce. So "Jafar" aka "big dick Jew " aka "squigga man" sent her a ridiculously manipulative text full of Jewish guilt saying that I just got my license with Bespoke Realestate and would really appreciate it if she allowed me to help her find her rental in 2017. Now I know for a fact that they are going to start looking for a house in the Hamptons together to buy

soon so guess who the fuck is getting them to buy something HUGE!!

That's right you boys have turned me to the dark side. I've NEVER felt more at home!!

BOOM

Sent from my iPhone



To: Cody Vichinsky[cody@bespokerealestate.com]; Zachary Vichinsky[zachary@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Mon 5/21/2018 4:22:52 AM (UTC)
Subject: SUP BOYS

I need to carve out 30 minutes with you two prior to the craziness that starts Thursday and goes through Halloween God willing.

Obviously Bespoke is evolving which literally brings tears of joy to my eyes as I write this. I could not be more proud of you two. That being said in order for me to truly perform at my top ninja Jafar ability I need to know what the hell is really going on lol! In all seriousness part of the beauty of your brand is the story and in order for me to relay it I need to know how it is evolving. I don't expect to know the entire back end but I need to know something. Also you are two of my closest friends so you should have told me before anyone else. #blackjewgulit I love you both. Pick a day and give me 30 minutes please.

To: Cody Vichinsky[cody@bespokerealestate.com]
Cc: Zachary Vichinsky[zachary@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Fri 8/10/2018 3:17:50 PM (UTC)
Subject: Re: Bobby San

✓✓✓✓✓

On Fri, Aug 10, 2018 at 11:13 AM Cody Vichinsky <cody@bespokerealestate.com> wrote:

Perfect

All the best,
Cody Vichinsky
President: Bespoke Real Estate
1.631.926.3948 (C)
1.631.873.4752 (D)
1.631.500.9030 (O)
Cody@bespokerealestate.com
Bespokerealestate.com

On Aug 10, 2018, at 11:04 AM, Jarret Willis <jarret@bespokerealestate.com> wrote:

Cody I was able to push the meeting to 11am tomorrow morning with Michael Brown. I tried for 9am or 10am but 11 was the only time he had. Please confirm that time works.

On Fri, Aug 10, 2018 at 9:40 AM Jarret Willis <jarret@bespokerealestate.com> wrote:

7pm is going to be too late for him. Can you please give me a time that works for you Saturday morning.

On Fri, Aug 10, 2018 at 12:11 AM Cody Vichinsky <cody@bespokerealestate.com> wrote:

Never mind - how about 7ish or Saturday morning?
4pm is too tight for me.

All the best,
Cody Vichinsky
President: Bespoke Real Estate
1.631.926.3948 (C)
1.631.873.4752 (D)
1.631.500.9030 (O)
Cody@bespokerealestate.com
Bespokerealestate.com

On Aug 9, 2018, at 7:17 PM, Jarret Willis <jarret@bespokerealestate.com> wrote:

BTW Michael Brown just confirmed for our 4pm meeting at his house tomorrow Cody. I'm going to start it off by walking in and punching him in the face!!

On Thu, Aug 9, 2018 at 7:12 PM Jarret Willis <jarret@bespokerealestate.com> wrote:

That's clearly NOT true. Let me speak to his crazy ass Sunday morning. There's a strong possibility you will be able to show your buyer Sunday afternoon after I'm done with his

On Thu, Aug 9, 2018 at 7:03 PM Zachary Vichinsky <zachary@bespokerealestate.com> wrote:

We had a client who wanted to see the house today.

He told us (through his brokers) we couldn't see until post Labor day, and its off the market until that point.

Zachary Vichinsky

Co Founder -Bespoke Companies

903 Montauk Highway, Watermill NY 11976

1.631.500.9030 (O)

1.631.766.0945 (C)

Bespoke Real Estate

Bespoke Marketing

From: Jarret Willis <jarret@bespokerealestate.com>

Date: Thursday, August 9, 2018 at 6:54 PM

To: Cody Vichinsky <cody@bespokerealestate.com>, Zachary Vichinsky <zachary@bespokerealestate.com>

Subject: Bobby San

I'm meeting with him at his house at 10am on Sunday. Looks like he finally realized that Bespoke is the motherfuckinshit! And he needs to list his house with us!!! Squigga Nigga Out

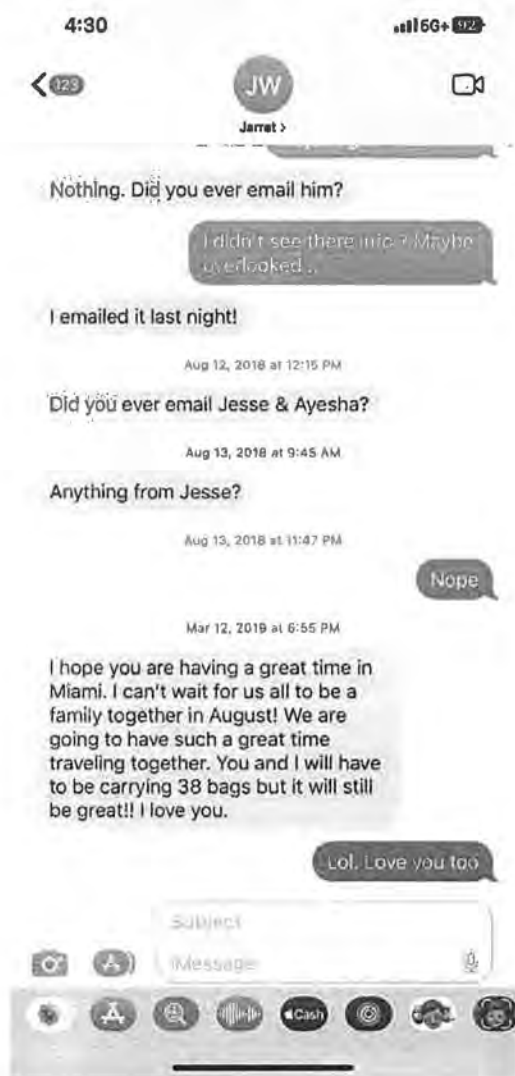
Additionally I had dinner with the owners of Hook Pond and they were so impressed with you guys. They want to meet when they get back from Aspen in two weeks. Maybe you realize this, maybe you don't but when you two pitch together there isn't a seller out there who isn't attainable. You two are a perfectly brilliant beautiful team. THAT'S the magic guys. I mean that. It's an honor to witness. I love you both.

Why is he working with rosehip - they don't have a single listing, or more importantly any connectivity to what/where he is seeking and or trying to accomplish.

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Apa just connected me with this guy. Just sold his company for 1.2 billion. He's looking to rent then purchase out east. Perhaps we can convert him to a buyer in NYC as well.

Zachary Vichinsky Text Messages with Jarret Willis – Aug 2018- current day



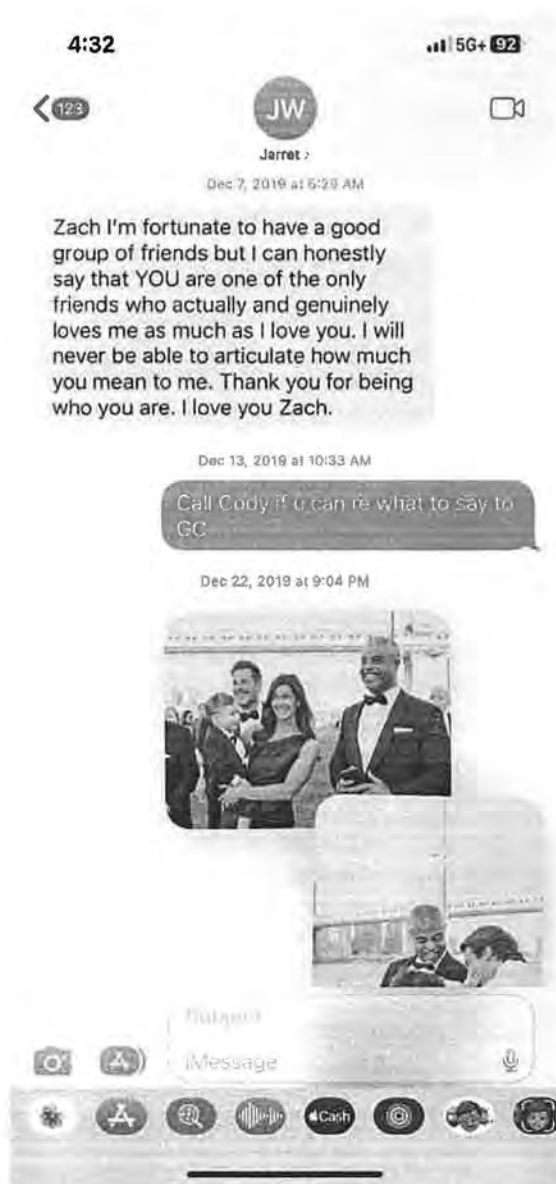
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To: Cody Vichinsky[cody@bespokerealestate.com]; Zachary Vichinsky[zachary@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Fri 8/23/2019 4:02:06 PM (UTC)
Subject: Campbell Horse Farm

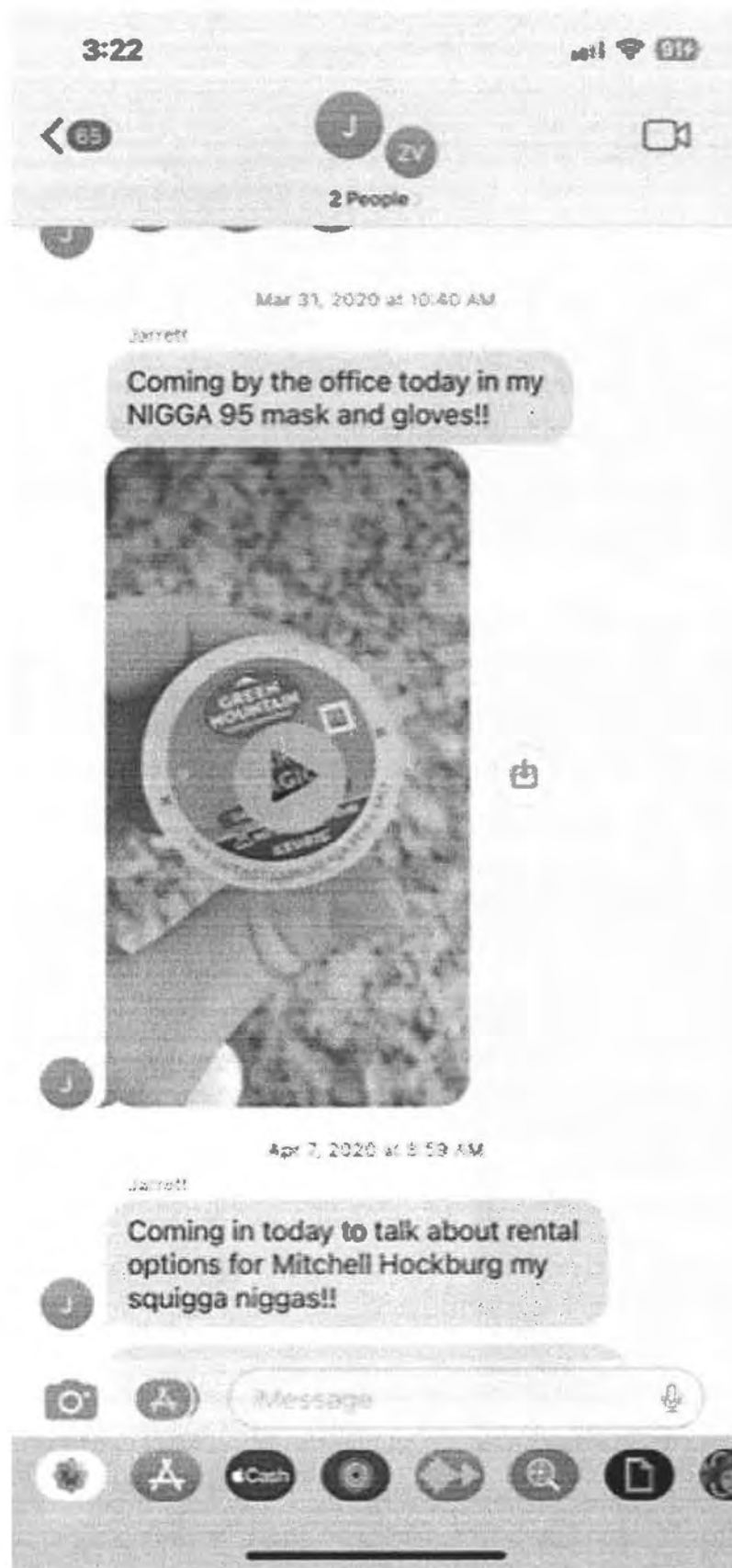
I just had a nice conversation with Barbara and I think I may have been able to Jafar her into using Bespoke Marketing rather than you guys taking on the listing. Very confidentially and NOT to be repeated even to her Barbara's husband is dying and she needs to sell this piece as soon as possible. That being said she would like to hop on a call to speak to you about the marketing option. I would just ask you to be delicate as she is emotionally shot given the circumstances. Let me know when you guys are free for a call.

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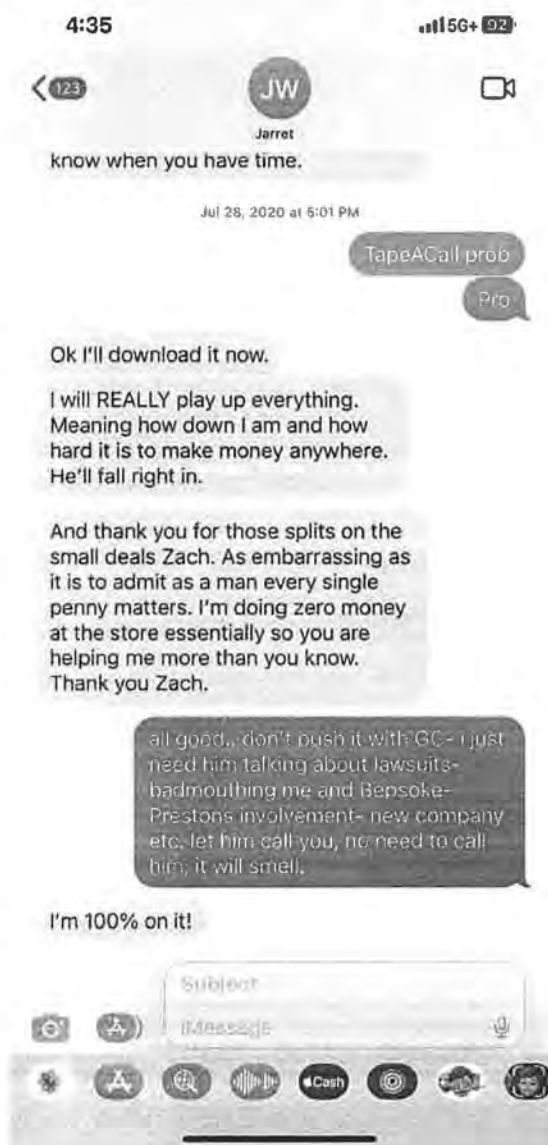
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Zachary Vichinsky Text Messages with Jarret Willis – Aug 2018- current day



To: Cody Vichinsky[cody@bespokerealestate.com], Zachary Vichinsky[zachary@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Sun 7/12/2020 5:14:48 PM (UTC)
Subject: Bronfman

Fellas I just got the official green light to send Clarissa & Edgar Bronfman homes. This is something I have been working hard to do for years. As I mentioned earlier they are open to doing a project so it does not have to be new construction. They do however need no less than 7 bedrooms with room for staff. Pool or pools with tennis are a must. They are extremely partial to water as well. I would think something off market would be super sexy to them. Let's not over load them with options. Here is the email when you are ready cab@claribomba.com.

Best,
Jafar

To: Cody Vichinsky[cody@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Tue 7/28/2020 12:08:13 AM (UTC)
Subject: 178 Bay Lane

Nasser just asked me if Adam Miller sent the contract to his lawyer Jeff. He also wants me represent them on an inspection. That's obviously impossible. Just letting you know what Nasser is communications to me. If you have time to talk I'm up now for the next 15 minutes. I'd love to hear your voice.

Best,
Jafar

To: Cody Vichinsky[cody@bespokerealestate.com], Zachary Vichinsky[zachary@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Sun 8/9/2020 10:10:31 PM (UTC)
Subject: Land

Niggas Z & C

I need an acre of land or 3/4 of an acre off market north of the highway in an area that isn't too woodsy. Maybe one of those lots by Fair Hills. They want to be all in at \$3,500,000 with construction of a 4,500sq ft home. Can you help me out?
NIGGAS NIGGAS NIGGAS NIGGAS NIGGAS!!! SAY IT FUCKING SAY IT! NIIIIIIIIIGGGGGGGEEEEERRR! Don't forget Cody your brother started an new movement it's called JLMTM Jewish Lives Matter The Most!

Jafar

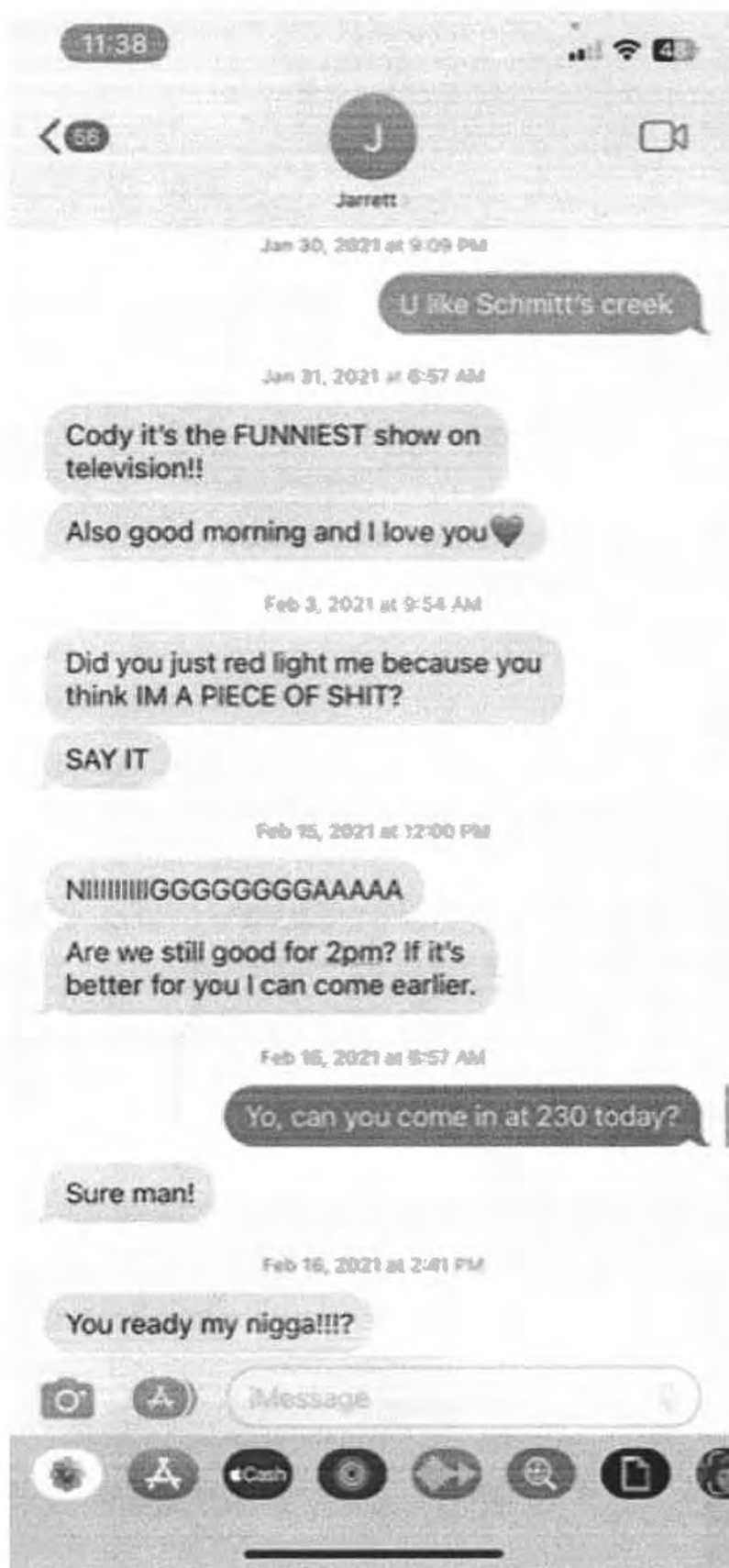
To: Cody Vichinsky[cody@bespokerealestate.com], Zachary Vichinsky[zachary@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Mon 11/16/2020 8:59:18 PM (UTC)
Subject: Bobby Sahn

Bobby has agreed to meet me at 9am for a coffee at his house on Sunday. I'd like to sit down or have a call with you to figure out the best way to tackle this thing.

Best,

Jafar

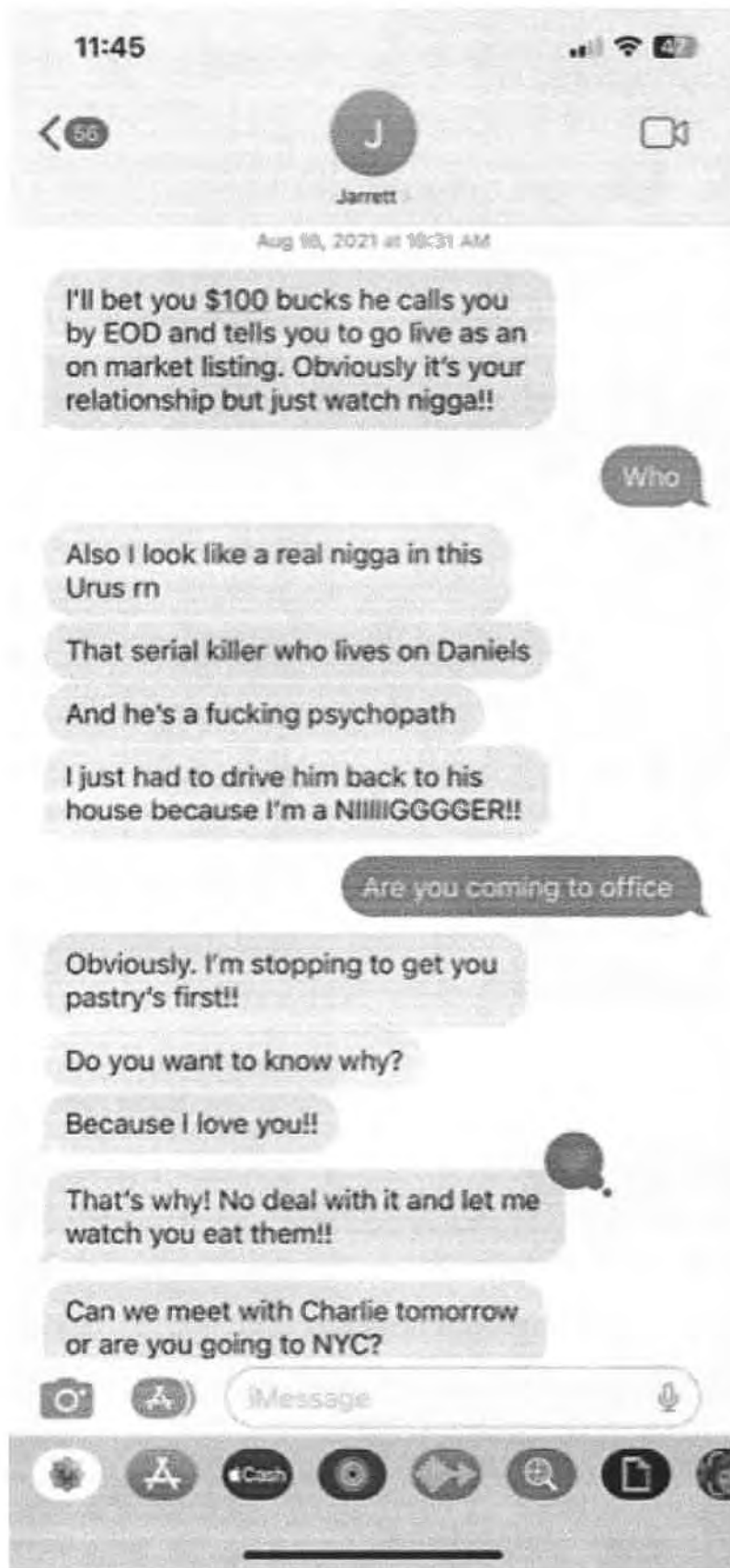




To: Cody Vichinsky[cody@bespokerealestate.com], Zachary Vichinsky[zachary@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Sat 2/6/2021 5:45:24 PM (UTC)
Subject: Activation

I just activated Adam Englander from JP Morgan. He's a baller and said "that's the smartest thing I've ever heard you say" when I told him the plan. This thing is going to be HUGE like Jacobi's D!! I love you both and thank you again for allowing me to officially wear the Bespoke Badge✓

Jafar



To: Cody Vichinsky[cody@bespokerealestate.com], Zachary Vichinsky[zachary@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Tue 9/7/2021 3:17:57 PM (UTC)
Subject: Sophia Johlnson Bespoke Parallel

I had a great conversation with her this weekend about hanging her liscence with Bespoke and leaving DE. She seems ready to make the switch. As you know she could be a weapon for Bespoke(specifically Palm Beach). She is in the Hamptons for the next 2 months then heads down to Miami.

@Cody I know you are slammed with everything up North so I'm not sure if it's practical to have her come into the office next week or if it would be better to have a zoom call with Zach.

Let me know how you guys want to proceed on this.

Jafar

To: Cody Vichinsky[cody@bespokerealestate.com], Devrim Kucuk[devrim@bespokerealestate.com], Joseph De Sane[jd@bespokerealestate.com]; Zachary Vichinsky[zachary@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Wed 9/8/2021 9:00:26 PM (UTC)
Subject: 460 West 49th

Fellas please find photos below of Charles's home in Hells Kitchen. This could be a good one for us. Joe you fucking crushed the call!!

<https://share.icloud.com/photos/0LzW8kaOMVFXtVO-m0ZgLEDmg>

Jafar

To: Cody Vichinsky[cody@bespokerealestate.com], Zachary Vichinsky[zachary@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Thur 9/9/2021 1:08:19 PM (UTC)
Subject: Listing Procurement Recap Update

Fellas,

Julie Kling 276 CPW wants to list in the \$12,000,000 plus range. She's ready for a follow up conversation. Cody I'd like you to take the lead on this and bring it home.

Charles 460 West 49th is ready for the next step after a great call last night with Joe D, Dev & I. He needs to clear \$10,000,000 after all commissions & marketing costs. We are going to attempt a photo shoot date in the coming weeks. The triplex is currently rented short term to a Sex & The City cast member. As long as we schedule accordingly we should be able to get this one up.

@Cody I understand that I DO NOT understand how busy you are but we really need to make some time for Charlie Walk. He is best friends with Alicia Goldstien who is running the Raleigh in Miami amongst countless others. Potentially Bespoke's best weapon for The Parallel Program.

I'd also like to re-engage Ivan from Related for several reasons. He's back from his honeymoon this week. Remember Related needs to spend hundreds or millions before year end. Cayanetas could be a perfect play for them.

Jafar

To: Bespoke Business Development and Sales[bdsales@bespokerealestate.com]
Bcc: cody@bespokerealestate.com[cody@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Thur 10/28/2021 9:57:34 PM (UTC)
Subject: 105 Jobs Lane & 279 CPW 8A

Fellas,

After Cody & I spoke to Julie Kling she informed me that her home at 105 Jobs Lane is able to get tennis. Great news.

As far as her home at 279 CPW she would prefer we price it aspiration-ally as there is a big emotional attachment there.

Best,
Jafar

To: Cody Vichinsky[cody@bespokerealestate.com]; Zachary Vichinsky[zachary@bespokerealestate.com]
From: Jarret Willis[jarret@bespokerealestate.com]
Sent: Sun 12/26/2021 4:10:10 PM (UTC)
Subject: Ken Sieff

I think I just convinced Ken to buy Susser's place at the Four Seasons and give us his listing at the Arte. I used the fact that there are still units for sale in his building and everywhere else is sold out. As I mentioned earlier Susser flat out told me he wants to move to Palm Beach.

Now I need you guys to help me figure out a way to make this happen.

Jafar

--

Jarret Willis

NYS LICENSED REAL ESTATE SALESPERSON | VP OF PARALLEL PROGRAM

BESPOKE REAL ESTATE HAMPTONS | MIAMI | MANHATTAN | LOS ANGELES

O: 631.500.9030 | M: 646.248.3268

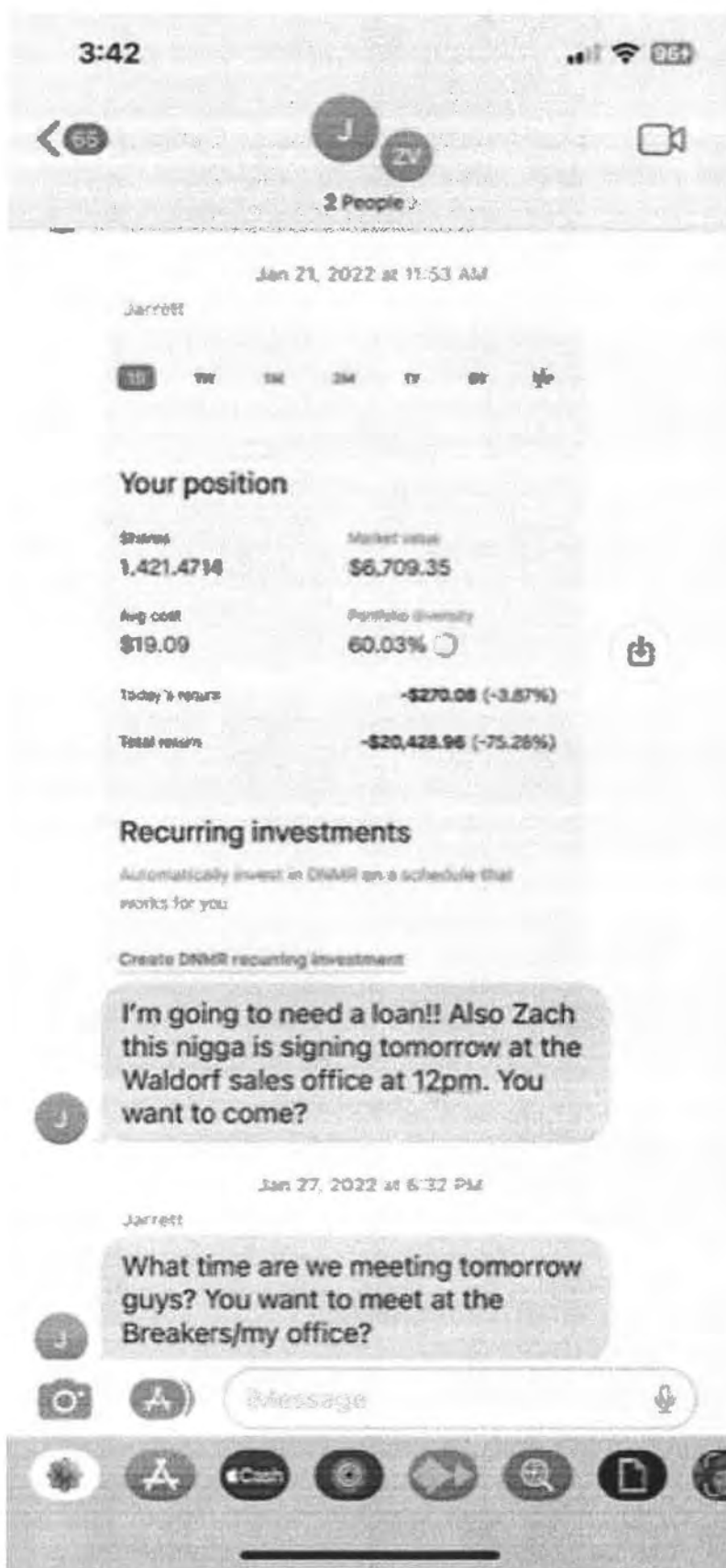
E: Jarret@bespokerealestate.com

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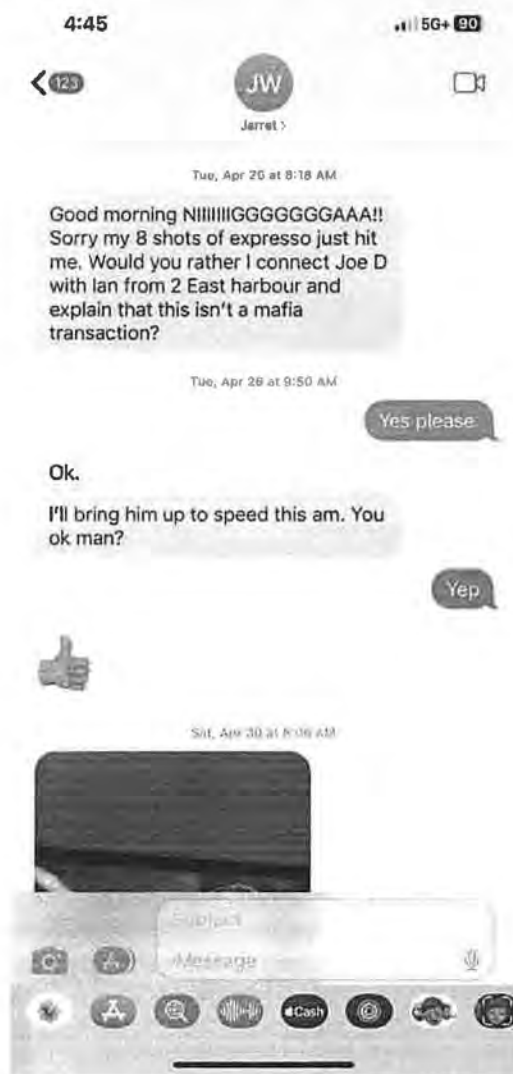
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Zachary Vichinsky Text Messages with Jarret Willis – Aug 2018- current day



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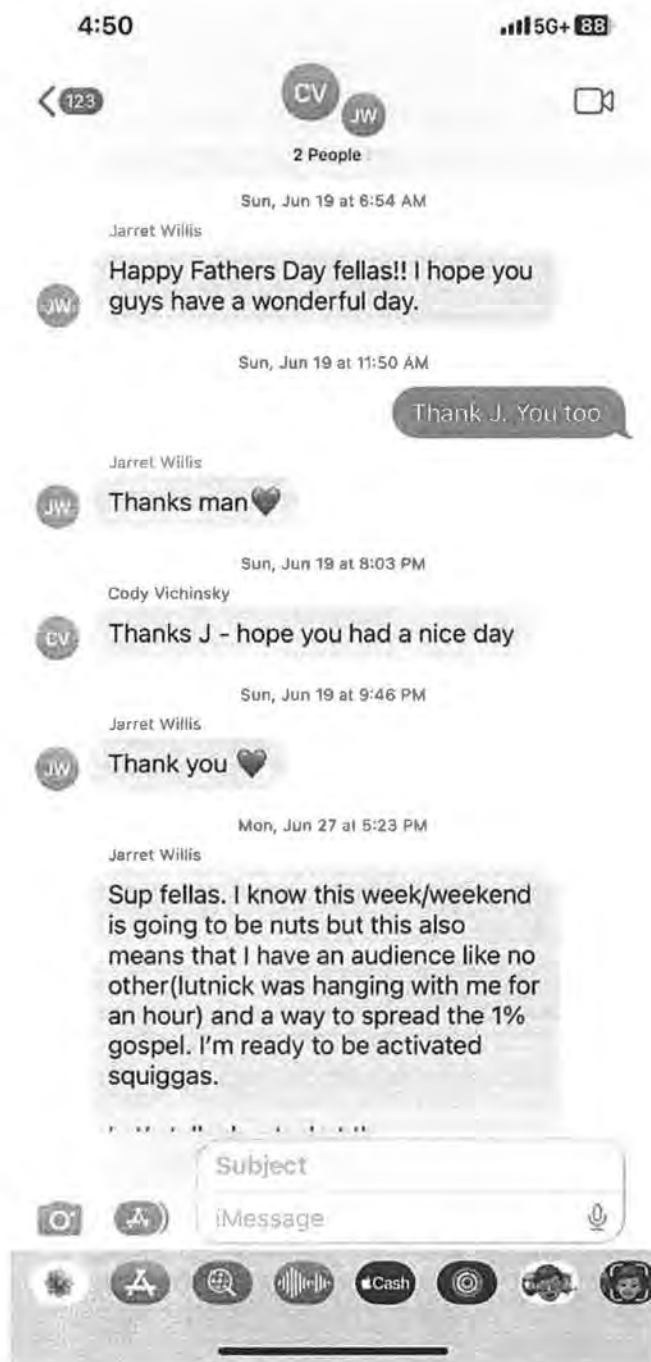
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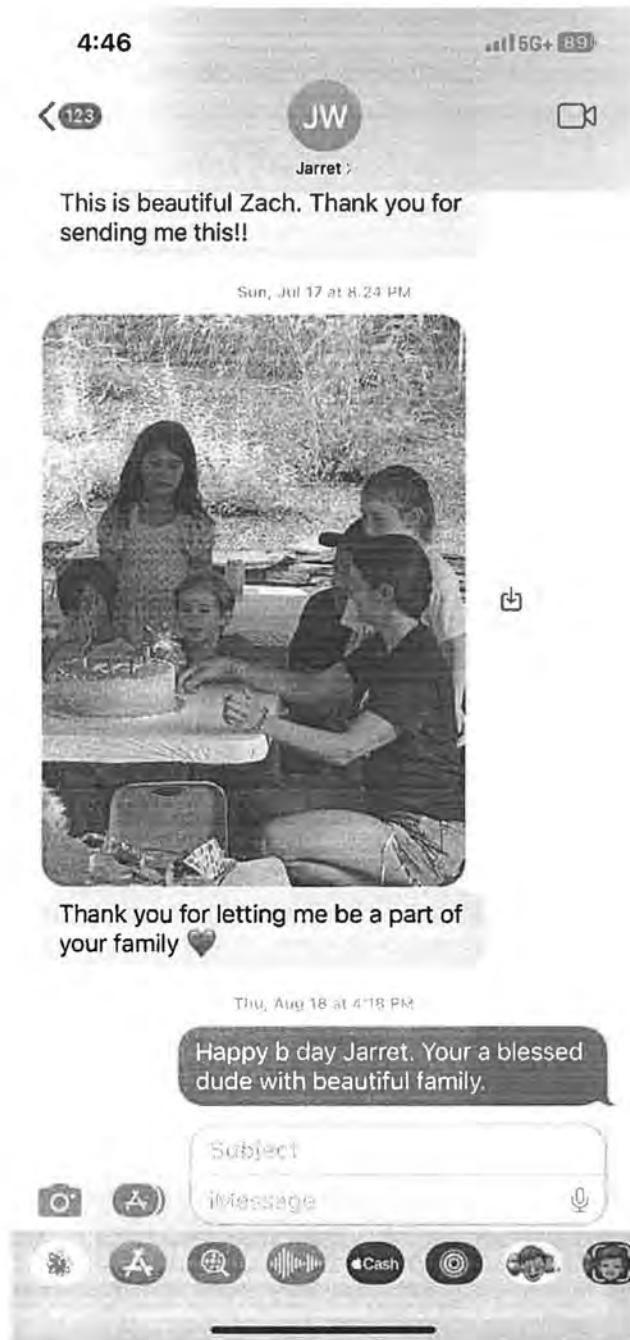
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